

**58 Regent Street
Town Centre
RUGBY
CV21 2PS**

Guide Price £325,000



- **THREE STOREY**
- **CURRENT COMMERCIAL USAGE**
- **FOUR BEDROOMS**
- **GROUND AND FIRST FLOOR TOILETS**
- **OFF ROAD PARKING**

- **TOWN CENTRE PROPERTY**
- **THREE RECEPTION ROOMS**
- **GROUND FLOOR KITCHENETTE**
- **COULD BE RETURNED TO RESIDENTIAL USAGE**
- **ENERGY EFFICIENCY RATING D**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

This substantial three-storey, four-bedroom commercial property is currently arranged as a suite of individual business spaces, yet it offers excellent potential to return to its former residential use, subject to the necessary planning consents. The ground floor provides three generous reception rooms along with a W.C. and kitchenette, creating a flexible layout for a variety of uses. On the first floor there are three well-proportioned bedrooms and an additional W.C., while the second floor features a further bedroom and a useful walk-in storage cupboard. To the rear, an open courtyard provides outdoor space with off-road parking for one vehicle. The property enjoys a superb location close to Rugby's town-centre amenities, placing shops, cafés, restaurants and everyday conveniences within easy reach. Rugby itself is a thriving market town known for its excellent transport links, including direct rail services to London Euston in under an hour, making it highly attractive to commuters. The town blends historic charm with modern living, offering well-regarded schools, green open spaces, leisure facilities and a strong sense of community. With Rugby Railway Station just a short walk away, this property is ideally positioned for those seeking convenience, connectivity and future potential in a well-established and increasingly popular area.

Accommodation Comprises

Entry via storm porch with twin partly glazed doors. Further leaded light stained glass entrance door with matching panels into:

Entrance Hall

Minton tile flooring. Radiator. Dado rail. Corbels with ceiling arch. Cornice to ceiling. Stairs rising to first floor.

Front Reception Room

13'10" x 13'5" max into bay (4.23m x 4.10m max into bay)

Bay window to front aspect. Feature fireplace. Radiator. Picture rail. Cornice to ceiling.

Second Reception Room

10'11" x 12'4" (3.33m x 3.77m)

Window to rear aspect. Feature fireplace. Radiator. Picture rail. Cornice to ceiling.

Rear Lobby

Tiled floor. Radiator. Doors off to reception three, w.c. and kitchen area.

Third Reception Room

11'4" x 6'5" (3.47m x 1.98m)

Window to side aspect. Wash hand basin. Tiled floor.

Ground Floor W.C.

Low level w.c. wall mounted wash hand basin.

Kitchen Area

6'10" x 5'7" (2.09m x 1.71m)

Sink unit with base units under. Further base and eye level unit. Tiled floor. Window to side aspect. Partly glazed door to rear courtyard.

First Floor Landing

Stairs rising to the second floor. Radiator. Doors off to bedrooms and w.c.

Front Bedroom

19'2" x 10'11" (5.86m x 3.34)

Bay window to front aspect. Wash hand basin. Two radiators. Picture rail.

Second Bedroom

10'11" x 12'4" (3.33m x 3.76m)

Window to rear aspect. Feature fireplace. Wall mounted wash hand basin.

Third Bedroom

9'6" x 11'8" (2.90m x 3.57m)

Window to rear. Wall mounted wash hand basin. Radiator.

First Floor W.C.

Low level w.c. Pedestal wash hand basin. Window to side elevation.

Storage Cupboard

With window to side elevation.

Second Floor Landing

Doors to storage room and bedroom.

Storage Room

12'1" x 7'0" (3.69m x 2.15m)

A walk In Storage Room

Fourth Bedroom

14'2" x 19'2" max (4.32m x 5.86m max)

Window to front. Radiator.

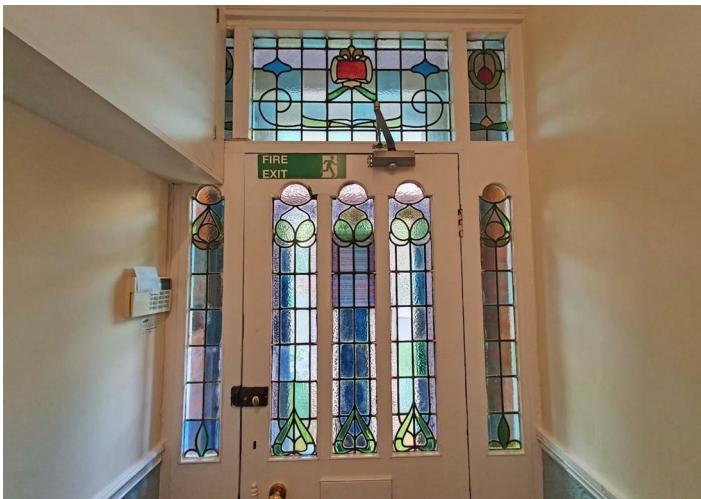
Externally Rear

Open courtyard with off road parking for one vehicle.

Agents Note

Council Tax Band: N/A

Energy Efficiency Rating: D





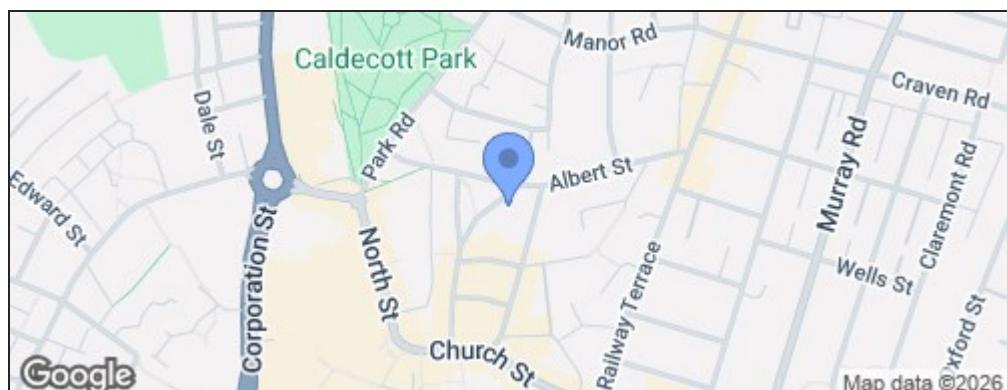




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.